

JOINT MEETING – BOARD OF PUBLIC WORKS AND COMMITTEE ON INFRASTRUCTURE

AUGUST 28, 2025

A joint meeting of the Board of Public Works Commissioners and Committee on Infrastructure was held Thursday, August 28, 2025 at 5:35 p.m. at 848 West Hollis Street.

The roll call was taken with 8 members of the Board of Public Works Commissioners and Committee on Infrastructure present:

Commissioner Manny Espitia
Commissioner Matthew Gregg
Commissioner June Lemen
Commissioner Paul Shea
Mayor Jim Donchess
Alderman Chris Thibodeau
Alderman John Sullivan
Alderman Patricia Klee
Alderman-at-Large Michael B. O'Brien, Sr.

Members not in Attendance: Alderman Richard A. Dowd

Also in Attendance:
Lisa Fauteux, Director Public Works
David Hurley, Leftfield

ROLL CALL

GENERAL INTRODUCTORY REMARKS

Chairman O'Brien

We're without the services of our Administrative Director Tim Cummings who is really on top of it. So coming into pitch hitting in the inning will be Direct Fauteux who will get into it. I'm sure she would appreciate not really diving too deep, you know.

Lisa Fauteux, Public Works Director

I've been with side by side with Tim. I think I'll be good.

Alderman Klee

She can hold her own.

Chairman O'Brien

But with Director Cummings gone, it's going to be a different format. So with that being said, we're going to muddle through.

PUBLIC COMMENT

Paula Johnson

Good evening. My name is Paula Johnson. I live right over here 15 Westborn Drive right off a West Hollis Street where all of these new vehicles are going to be cramming West Hollis Street that we have no West Hollis Street corridor plan because we don't have the money to do it to fix West Hollis Street.

I have couple of concerns here about this new garage. I know somebody who used to work for Public Works and I've been asking him a lot of questions about this garage and about what it's going to do. I made mention of it at the board - I think it was a Budget Committee that I read notes from my cell phone. Because I'm not a member of the Board, I can read it. It doesn't become public comment.

So I've got some questions and I'd appreciated if I can get answers to these questions probably in a form of an email

probably because, I don't know, Direct Fauteux if you can answer them, or Director Cummings, and maybe everybody with this Joint Board would like to discuss this. It's the C and G's. Will that be in a separate part of the building? Because of that, how big is the garage going to be? Because I know you want to put all these vehicles inside and I know the C and G vehicles have to be inside and they can't be around other vehicles. You need, I believe, you need to have a separate alarm system for this in case something happens. So that's what I want to kind of find out.

You have to have the fire extinguishers. Are they going to be automatic that if a vehicle starts leaking or catches fire, you're going to be able to get these vehicles extinguished immediately? You know, because they're not like the gas vehicles. This is what part of this whole new garage is about. We've got to keep them inside and I want to make sure if we're spending all this money, which we don't know exactly how much the cost of this facility is going to be, that we need to make sure that we're building it correctly and we don't come back with change orders. We all know about change orders. Cha ching, cha ching. So we need to make sure that there's proper ventilation in the building because of - now is this going to be on any part of the toxic waste that had to do with the building that was here before that we bought from, I believe it was the Docus family that was out front here because I know you've got part of your - what is it the Parks and Recs that's in the building over there. This whole thing was kind of toxic because he had, I believe, a shop here. He did stuff so I just want to make sure that there's proper ventilation in the building because of the ground that was here. I don't know if people knew the history of this area.

How much of a cost will it be if there's toxic cells out there to do a cleanup? I hope I'm not boring anybody here but, you know, yet these are questions that I don't know if they were asked or if anybody - if they haven't been asked, this is what you have to ask because, you know, you got the landfill and you got, you know, the drainage, and then you've got the pipes with the methane gas coming out. So you've got to make sure that this building around it doesn't, you know, have any of the gasses going in.

What about the mice and the rats that are around the landfill that I think you had problems with your car Director that they got in there and chewed some of the wires. So you've got to make sure that all these vehicles that are out there - because, you know, you have rats in the landfill because that's common because it's trash and if you have mice, that they don't get into the vehicle and chew up all the wires because if they do, what's going to happen is going to cost more money because now you gotta fix everything. Does this make sense to everybody? I hope so because I don't see one of these questions were asked. I just see when Director Cummings comes up and puts his whole beautiful building and first of course it costs \$2.2 million for a study. Now they want \$5.5 million. First, the building's going to last 30 years. Now the building's going to last 20 years. These buildings should last 100 years or more if you have the proper maintenance and you continue fixing the buildings. No building should be torn down because of lack of maintenance and this is what we have in the city. We tear them down and we build in the 30 years later. That's what you're giving the life of it. You know, not a building. We have historical buildings in this city that you didn't give them a life of 20 or 30 years.

So I think that's really the big a lot of the big questions here on the building, the rodent problems. We gotta make sure that we don't have that in the buildings because, you know, rodents get in the building and their droppings are toxic to everybody. We don't need any new buildings because we remember the building you were in prior to this when it was purchased with some of the members of the Board of Aldermen. That building was purchased and they knew there was a toxic building. It was a sick building when that building was purchased.

I think that's about it. But one other thing Director. When I was at the meeting here on July 24th, I had asked for some information under the Right to Know law which I don't believe I ever received and that was the cost for that big sign that you want to erect at the front of the building that you've asked several times for the Zoning Board to reschedule you. I have it here in the minutes of the meeting. Does the public use this building? I asked. Whoever comes in here is it going to speak - what did I say here? We're going to who uses the building and what basically is going to be the cost of that big monument out front, which you could go with a small one like it did with the landfill because this is an administrative building. People don't really need to see this building like they do the landfill because that's where people go. People don't come to this building to dump their trash. They go to landfill right down the street.

So I hope that I can get answers to all this since it is a public meeting and I guess I'm asking for it under the Right to Know law which I asked the last time but I guess there's no Right to Know for residents in the city. Thank you very much for your time.

APPROVAL OF MINUTES

MOTION BY MAYOR DONCHESSE TO APPROVE THE MINUTES OF THE JUNE 26, 2025 MEETING MOTION CARRIED

GENERAL PROGRESS UPDATE – DPW GARAGE PROJECT

- Project Status Update Presentation

Chairman O'Brien

With us is Mr. Dave Hurley of Leftfield and I'll turn at this point the meeting over to Dave. Lisa if you have additional, excuse me, Ms. Fauteux if you have additional comment on that.

Lisa Fauteux, Public Works Director

Okay.

Chairman O'Brien

So if one of you wants to lead off.

Lisa Fauteux, Public Works Director

Sure. I was just going to say that we have been meeting weekly with the team, with the architect, and with Leftfield, and city staff. We've been discussing coordination. Right now, I think our permits are the biggest critical path right now that we're trying to push forward with and that's sort of a heavy lift. So IMEG who's working for HKT is working on that. We are at design development with our architect and we are also working with the Fire Department on the relocation of the fire training grounds. So those are, I think, probably the biggest things but I'll turn it over to Dave Hurley to give an overview.

Dave Hurley, Leftfield

Thanks, Lisa. First off, it's nice to meet all of you. This is one of my first meeting with the majority of you. I know I met Michael at the Fire Commissioners' meeting but good evening.

Yeah, so as Lisa summarized as she said, we're continuing to work with the design team. Harvey Construction is working on the DD set estimate. We anticipate having that number back for the next joint meeting. They are anticipated getting us numbers for review by the end of this week, early next week. So Leftfield, Harvey will sit down with the round table, go through all the numbers, and all the detail, and see if there's any pin points that we need to dive into.

Coordination continues with BODE which is a Harvey subcontractor with HKT in regards to the details of tying in the conventional framing portions of the building with the pre-engineered metal building, which is going to be the vehicle storage portion. As Lisa mentioned, IMEG has begun the submission of key permits, including the wetland dredge and fill permit, the Fish and Game package. We learned today that they actually did submit the AOT permit today. So that submissions underway. That was one of the critical path items. That's great to hear and in the next coming weeks, they plan to submit a site plan package to the ZBA and the Planning Board.

We had some additional test pits completed on site in July. We got the results back from those to help inform the civil and site work. We also had our environmentalists visit the site to perform asbestos testing on the landfill maintenance building, which will be scheduled to be demolished when the project moves forwards. We were happy to found no detectable ACMs were found asbestos containing materials. So those are just some of the highlighted completed tasks to date.

Again, this next slide, the civil drawing just highlighting the limit of work for the proposed project. Not much has changed but again as I mentioned, IMEG's submissions are now in with the various departments and you were subject, you know, to whatever comments they may have on the site plan. So as it stands, this is our ideal and proposed site plan. If anything is to change through the NHDES or any other agencies, we'll be sure to update the team here.

Next steps. As I mentioned, we are going to do a cost estimate reconciliation. Once Harvey completes the DV set cost estimate, dive into the numbers. Again, see if there's any opportunities for any value engineering or management to refine any costs, and go through all the details, and see what we're being proposed for materials and various items throughout the building.

Other than that, you know, we're just all systems go trying to stay, maintain progress with the projects. As Lisa said, we're meeting on a regular basis on our weekly meeting with the full team and Leftfield continues to meet with the architects and the construction manager on a weekly basis as well.

Chairman O'Brien

Okay. Anybody of the Joint Committee have any questions? Okay.

I do have one Mr. Hurley. In public comment, we did hear some things and the soil testing, is there hazards, and pipes, and different things, and LNG or, you know, with gas vehicles, and everything else like that. We have existing fire codes for that, correct? When we build a building, it's all going to be existing building code, fire code, electrical code, and standards.

Dave Hurley, Leftfield

Absolutely.

Chairman O'Brien

As far as any hazardous materials, that's been all checked with the perk test and everything else like that, correct?

Dave Hurley, Leftfield

That is absolutely correct. To your point, everything is being designed to the modern day code. We just performed additional test pits which is when we dig into the soil and get a characterization of those soils. Our engineers are tasked with giving us a specification on the soils, and how that's going to be managed, whether it's to be removed and disposed off site, or whether it can be, you know, reused at a certain application in site work. So, you know, we need the engineer to fully specify that but that's absolutely being considered as part of this project. I will say HKT, one of their sub consultants, HDR, is specific to industrial engineering. They did an audit and looked at all of the equipment that's going to be in the building. Specifically, the vehicle storage building, you know, looking at all the various characteristics of all the equipment, what's the fuel source, size, everything in between. That drives, you know, the mechanical systems, the HVAC systems, and the fire protection system. So it's all very much part of the process.

You know like you said, code these days whether people think it's cost prohibitive, it's cost prohibitive for a reason because it's life safety and if we want to make sure that the building can withstand all those various features. So HDR is the industrial engineer as I mentioned and they're tasked with identifying all those aspects of the building.

Chairman O'Brien

No, thank you for that because it is something that the citizen that spoke was correct. I mean the people do not - we don't put it on the billboard but it's all part of the modern by code and proper construction techniques to take care of some of those mentioned concerns.

Dave Hurley, Leftfield

Correct.

Chairman O'Brien

All right. Well, thank you Mr. Hurley. Any other questions? Okay, seeing none.

Ms. Fauteux you're all set?

Lisa Fauteux, Public Works Director

Yes, thank you.

Chairman O'Brien

Very good.

APPROVAL OF INVOICES – DPW GARAGE PROJECT

MOTION BY ALDERMAN KLEE TO APPROVE THE AUGUST 13, 2025 HKT ARCHITECT INVOICE IN THE AMOUNT OF \$293,050.28
MOTION CARRIED

MOTION BY ALDERMAN KLEE TO APPROVE THE JULY 31, 2025 GSI GEOTECHNICAL SERVICES IN THE

AMOUNT OF \$900.00
MOTION CARRIED

MOTION BY ALDERMAN KLEE TO APPROVE THE JULY 31, 2025 LEFTFIELD OPM IN THE AMOUNT OF \$26,500.00
MOTION CARRIED

MOTION BY ALDERMAN KLEE TO APPROVE THE JUNE 30, 2025 LEFTFIELD OPM IN THE AMOUNT OF \$26,500.00
MOTION CARRIED

MOTION BY ALDERMAN KLEE TO APPROVE THE AUGUST 9, 2025 UEC HAZMAT TESTING IN THE AMOUNT OF \$2,200.00
MOTION CARRIED

DPW GARAGE PROJECT – APPROVAL OF CONTRACTS/PROPOSALS/AMENDMENTS

- HKT – Services through CA/Bidding - \$903,425.00

Chairman O'Brien

We don't have Mr. Sullivan. Are you...?

Lisa Fauteux, Public Works Director

I was going to say, Mr. Chair.

Chairman O'Brien

I'll recognize Director Fauteux please.

Lisa Fauteux, Public Works Director

Thank you. This actually has been pulled. It was in your original packet but there is more discussion that needs to happen with this, so we ask that you not take action on this this evening.

Chairman O'Brien

Okay. All right. We'll pull that and perhaps maybe bring it up at the next future meeting. Okay, very good.

DPW GARAGE PROJECT – APPROVAL TO SIGN APPLICATIONS

Chairman O'Brien

Approved to sign applications. I don't have - do you have anything there?

Lisa Fauteux, Public Works Director

That was just a motion to approve either Director Cummings or myself to be able to sign any application such as zoning on behalf of the Committee.

MOTION BY ALDERMAN KLEE TO APPROVE LISA FAUTEUX, DIRECTOR OF PUBLIC WORKS, AND TIM CUMMINGS, DIRECTOR OF ADMINISTRATIVE SERVICES TO EXECUTE DPW GARAGE PROJECT PERMIT APPLICATIONS

ON THE QUESTION

Alderman Thibodeau

I have a couple of questions that I have reached out to Director Cummings for regarding permit applications and just for my own knowledge of why we would be looking to get permits before the project was actually approved to move forward. He did address those with me and (inaudible) around why municipality would, you know, get those ahead of time and stuff. So I was originally concerned and confused on why that was happening but from everything I heard from

Director Cummings and my own education, it makes sense to me and why that happens even before the project is necessarily fully approved.

Chairman O'Brien

Very good. Any other? Okay. Seeing none, I will call for the vote.

MOTION CARRIED

WASTEWATER TREATMENT FACILITY – GENERAL PROGRESS UPDATE

- Overall Project Update
- Look ahead

Lisa Fauteux, Public Works Director

Sure. I can give a quick update on that. We are still in the programming phase. We have not even started schematic design on the wastewater treatment garage. We're working with staff to try to, I guess, modify the project a little bit and make sure that it's going to meet our needs but not more than what we need. So I'm still working with staff on that and I expect to have the programming review done next week with staff, and then hand that over to the architect at that time, and then they will begin schematic design.

Chairman O'Brien

Okay. Any questions? Okay. Yeah, I think that was just basically advisory, correct?

Lisa Fauteux, Public Works Director

Yes, correct.

Chairman O'Brien

You don't need a motion.

Lisa Fauteux, Public Works Director

No, that's correct.

Chairman O'Brien

All right. Super. We're going to get back to approval of invoices for the wastewater treatment facility.

APPROVAL OF INVOICES – WASTEWATER TREATMENT FACILITY

MOTION BY ALDERMAN KLEE TO APPROVE THE AUGUST 1, 2025 HKT ARCHITECT INVOICE IN THE AMOUNT OF \$69,166.25

MOTION CARRIED

MOTION BY ALDERMAN KLEE TO APPROVE THE AUGUST 30, 2025 LEFTFIELD OPM INVOICE IN THE AMOUNT OF \$26,500.00

MOTION CARRIED

MOTION BY ALDERMAN KLEE TO APPROVE THE JUNE 30, 2025 LEFTFIELD OPM INVOICE IN THE AMOUNT OF \$26,500.00

MOTION CARRIED

APPROVAL CONTRACTS/PROPOSALS/AMENDMENTS – WASTEWATER TREATMENT FACILITY

MOTION BY ALDERMAN KLEE TO APPROVE A CONTRACT PROPOSAL WITH HTK ARCHITECTURE SERVICES THROUGH DD IN THE AMOUNT OF \$259,893.00

ON THE QUESTION

Alderman Sullivan

Thank you. Going off of Director Fauteux's comments about where you were which seems we're still behind the starting line. We really haven't gone anywhere yet as far as we're still in schematics at this point.

Lisa Fauteux, Public Works Director

Yes. We're in early schematics.

Alderman Sullivan

(inaudible) that we're a little early on this contract.

Lisa Fauteux, Public Works Director

We're a little early for this?

Alderman Sullivan

Yeah.

Lisa Fauteux, Public Works Director

Well once we get the information to the architect, then - which will be next week, then they will need this funding to be able to do the rest of schematic design through design development.

Alderman Sullivan

Okay. Can I - have we figured out how we're going to fund this? Has this been funded?

Lisa Fauteux, Public Works Director

Yeah. This will be funded through the wastewater fund not through a bond.

Alderman Sullivan

Okay.

Lisa Fauteux, Public Works Director

At this point.

Alderman Sullivan

So just walk me through the process one more time. You're going to talk schematics with the architect, and then from the information that you gather from there, you're going to then submit that information, then this contract kicks in, and then they can go to work and design it.

Lisa Fauteux, Public Works Director

So, yeah, let me explain just a little bit further to you. So we had a workshop first, and a charrette as they call it, which was really helpful, and there was a whole lot of staff there that were giving input on, you know, what the needs were. So then from that, the architect developed some programming. That included basically what our needs - what she got out of the charrette of what our needs are and also like some just very, very basic sort of outlines. It's a very tight site. It's going to be a challenge to try to fit the building on where we want it.

So then I'm taking the programming documents and going over that with staff to say, you know, is what, you know, our architect is what she heard correct and we're making some changes. The building turned out to be, honestly, through the programming a bit larger than what we believe we need. So now we're sort of scaling it down to meet our needs. So once we do that and we figure out all of the space needs, then we will get that back to the architect and then she'll start

going into, you know, full blown schematic design where she'll be putting together some concepts for us and all that and then, you know, the engineers get involved and all of that in that.

So, yes, so this contract will be for that once we get back to her next week. I had actually hoped that we would

have gotten back to her by now but there's been a lot going on, and vacations, and we just haven't been able to get it done. But next week, we have a meeting to get it finished.

Alderman Sullivan

Well if I could just ask a follow up.

Lisa Fauteux, Public Works Director

Sure.

Alderman Sullivan

Will this this contract, and this amount, and everything that you've outlined is that going to - that will give us more concrete understanding of size, scope, and cost?

Lisa Fauteux, Public Works Director

Absolutely. Yes, that's correct.

Alderman Sullivan

Okay. Thank you for explaining it.

Lisa Fauteux, Public Works Director

No problem.

Chairman O'Brien

Okay, any further discussion on the motion? Okay, seeing none, I'll call for the vote.

MOTION CARRIED

WASTEWATER TREATMENT FACILITY – APPROVAL TO SIGN APPLICATIONS

MOTION BY ALDERMAN KLEE TO APPROVE DIRECTOR LISA FAUTEUX AND DIRECTOR CUMMINGS TO EXECUTE WASTEWATER TREATMENT FACILITY PERMIT APPLICATIONS
MOTION CARRIED

OTHER EXPENDITURES FOR APPROVAL - None

OLD BUSINESS - None

ADJOURNMENT

The next joint meeting is scheduled for Thursday, September 25, 2025 at 5:30 p.m. in the DPW Administration building, 848 West Hollis Street.

MOTION BY ALDERMAN KLEE TO ADJOURN
MOTION CARRIED

The meeting was declared adjourned at 6:06 p.m.

Alderman Patricia Klee Committee Clerk